



Aberdeen Office Market

Research, Q4 2021

Updated quarterly our dashboards provide a concise synopsis of activity in UK's regional office markets



OCCUPIER



DEMAND

TAKE UP (SQ FT)

91,001

NO. OF DEALS

14

MOST ACTIVE SECTOR

Energy & Utilities



SUPPLY

GRADE A AVAILABILITY (SQ FT)

285,000

VACANCY RATE

30.0%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES (£M)

£21.05

QTR VS 10YEAR AVERAGE

-58%

NO. OF DEALS

3



YIELDS

PRIME CITY CENTRE

7.00%

PRIME OOT

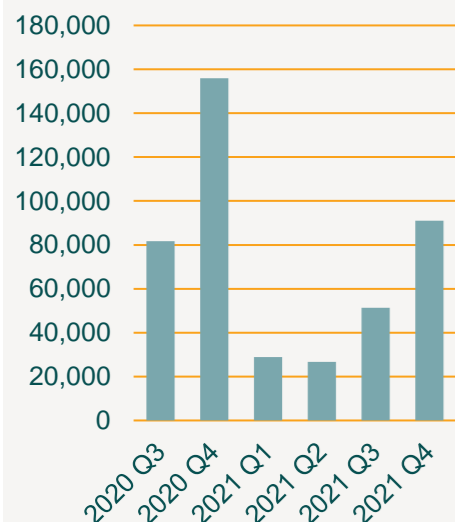
7.50%

FORECAST TOTAL RETURN

4.3% (PA 2021-2025)

TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2021-2023, SQ FT)



PRIME RENT (£ PER SQ FT)

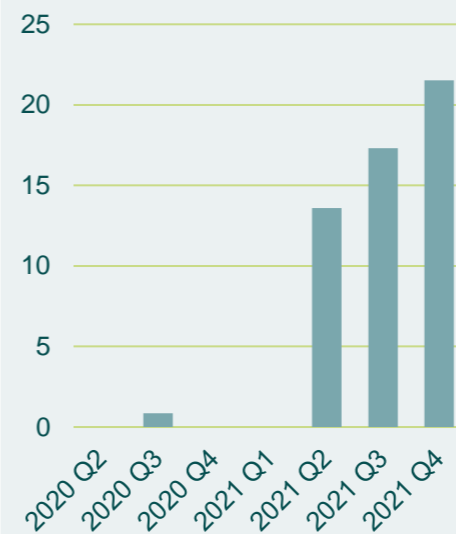
Q4 2021

£32.50

2021 END FORECAST

£32.50

VOLUMES (£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %

Q3 2021

6.50%

Q4 2021

7.00%



HEADLINE TRANSACTION

BUILDING
Former Chevron House Hill of Rubislaw

OCCUPIER
Ithaca Energy

SIZE (SQ FT)
41,367



HEADLINE TRANSACTION

BUILDING
16 North Esplanade West

PRICE
£15.25m

BUYER
Tritax Aberdeen HQ Office LP

VENDOR
Glade Neptune Ltd

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

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